

**TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMITTEE
Thursday, May 5, 2005**

MINUTES

Chairman, Phil Nies, called the meeting to order at 6:30 PM. Members present: Nancy Albertin, Helen Chevrier, Frank Cowan, Russ Iverson and Phil Nies. Standing Citizen Committee member Ted Schwenker was present. A motion was made by Cowan, seconded by Albertin, to approve the agenda with the addition of the G. Froemel Special Use Permit. Motion carried. Correspondence: T. Schwenker passed out a copy of his thoughts on the B. Smith-K. Miller assisted housing project. The minutes of the previous meeting were read. Cowan motioned to approve the minutes as read. Iverson seconded. Motion carried.

ZONING:

1. Rezone – C. Von Arb has applied for a change from F1 to Ag2 for the creation of two 5 acre lots off Ochu Road for residential use. Ag2 allows the use of hobby farms. One letter was returned with no objection. Discussion followed. Motion made by Chevrier, seconded by Albertin, to approve the application. Motion carried. Findings of fact: The change in zone district and/or conditional use would not be contrary to the public interest and would be in compliance with the spirit of the zoning ordinance because: it would not be damaging to the rights of other or property values, it would not create an air quality, water supply or pollution problem and it would not create traffic or highway access problems.

2. Rezone – J. and B. Danczyk and G. Peterson have applied for a change from F1 to RR1 for creation of 10 residential lots. Parcel is 33 acres off Rainbow Road. No letters were returned. Discussion followed. Of particular concern was the access to Rainbow Road, as this could be a hazardous corner. Applicants are working to correct this problem. Motion made by Albertin, seconded by Cowan, to approve the application. Motion carried. Findings of fact: The change in zone district and/or conditional use would not be contrary to the public interest and would be in compliance with the spirit of the zoning ordinance because: it would not be damaging to the rights of others or property values, it would not create an air quality, water supply or pollution problem and it would be compatible with the surrounding uses and the area.

3. Rezone – J. and G. Lehman have applied for a change from Ag1 to RR1 for construction of a single family dwelling by the purchaser. Parcel is 7 acres off Old 27 Road. No letters were returned. Discussion followed. Motion made by Albertin, seconded by Chevrier, to approve the application. Motion carried. Findings of fact: The change in zone district and/or conditional use would not be contrary to the public interest and would be in compliance with the spirit of the zoning ordinance because: it would not be damaging to the rights of others or property values, it would not be detrimental to ecology, wild life, wetlands, or shore lands, and it would be compatible with the surrounding uses and the area.

4. Special Use Permit – G. Froemel has applied for a Special Use Permit for the construction of a residential dwelling in F1. The parcel is 8 acres and accesses off Froemel Road. Discussion followed. Motion made by Cowan, seconded by Iverson, to approve the application with a recommendation for one single family dwelling and no further subdivision. Motion carried. Findings of fact: The change in zone district and/or conditional use would not be contrary to the public interest and would be in compliance

with the spirit of the zoning ordinance because: it would not be damaging to the rights of others or property values and it would be compatible with the surrounding uses and the area

OLD BUSINESS:

1. LAND USE ORDINANCE–Nies handed out the latest Sawyer County Subdivision Control/Condominium Ordinance. The Town's concerns were addressed in the ordinance. Nies will ask the Town Board to have Mr. Hornish, the Town's attorney, to review the ordinance.
2. PARK COMMITTEE – Grindstone Shallows –Iverson reported that the grant application has been turned in. The Town should have a reply by July or August. T. Goold, who owns property to the east of the park parcel, has proposed that he donate part of his property to the Town if the Town would move Poplar Ave to the south. Discussion followed. The Committee was not receptive to the idea.
3. NORTHWOODS BEACH ZONE DISTRICT -Nies reported on the latest information on the district proposal. He has drafted a Section 4.21-3 which adds a resolution for lesser setbacks. Nies has given the information to Sawyer County Zoning Office for review. Discussion followed.
4. TOWN BUILDING PERMITS –Bill Hise was not present. The matter is tabled until the next meeting.
5. NUISANCE ORDINANCE – Nies handed out copies of the town nuisance ordinance, #88-04-11. Sawyer County has no plans to do a nuisance ordinance. The Town will have to take the initiative on any nuisance problem. Nies would like to see an Ad Hoc Committee review and make any recommendations to update the ordinance. Volunteer members of the committee are Brueggen, Beilgard and Chevrier. Discussion followed.

NEW BUSINESS:

1. PROPOSED CHANGES IN PLANNING COMMITTEE – Nies reported that Town Chairman, P. Sanders, would like the number of members of the Planning Committee to be increased to 9 to have a broader representation of the community on the committee. He would like to have one member recommended by the LCO Tribal Government. He also recommends that the town member not be Chairman and that the Planning Committee meetings be classified as Town meetings to allow all board members to attend. Discussion followed. The Town of Sand Lake has 6 members, but the Town member does not vote. Nies will talk to the Town Board about seeking reimbursement to members for mileage.

The next meeting is June 2nd at 6:30 PM. Albertin moved the meeting be adjourned, seconded by Cowan. Motion carried. Meeting adjourned at 7:43 PM.

Respectfully submitted, Helen Chevrier, Secretary.

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